



## Concurrent Notice

### Final Notice and Public Explanation of a Proposed Activity in a 100-Year Floodplain Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds

Date of Publication: March 31, 2017  
Name of Responsible Entity: City of Hialeah, Florida  
Address: 501 Palm Avenue, 1<sup>st</sup> Floor  
Hialeah, Florida 33010-4789  
Telephone Number 305-883-8040

To: All interested Agencies, Groups and Individuals

These notices shall satisfy three separate but related procedural requirements for activities to be undertaken by the City of Hialeah (City)/Hialeah Housing Authority and partially funded by HOME Grant #M16-MC120207 from the U. S. Department of Housing and Urban Development (HUD).

The project referred to as the **“Seminola Development” Multifamily Elderly Housing**, consists of construction of a 77-unit multifamily housing complex, including a new apartment building, parking/entrance, landscaping, utility connections, walkways, and on-site drainage. The project will be located on the east 2300 block of West 5th Avenue. The site is bounded on the west by West 5th Avenue, on the north by the parcel facing West 25th Street, on the south by the parcel facing West 23rd Street, and on the east side by parcels facing West 4th Court, with a portion of the site extending east to West 4th Court. The site is currently vacant, although previously developed, in a mixed area that is primarily residential. The entire potential project area is approximately 1.73 acres, in the 100-year floodplain.

Additional project information is contained in the Environmental Review Record (ERR) on file at the above address, and may be examined or copied weekdays 8:30 a.m. to 4:30 p.m.

#### 100-Year Floodplain

The City has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values:

**Alternative 1, “Proposed Project”** All work will comply with applicable floodplain management requirements. The FEMA Flood Elevation is at +7.0’, and the average site elevation is + 6.6’ NGVD. The preliminary plan is for the building ground floor finish elevation to be at +9.0’. That elevation will limit depth of excavation in relation to existing grade, assure safety of residents and property inside the building, and potentially have benefits in the flood insurance rate. The parking area will be at or slightly higher than 7’, which will avoid damage to parked vehicles.

**Alternative 2, “Locate Outside the Floodplain”** would have been ideal regarding impacting the floodplain. However, sufficiently sized vacant land outside the floodplain is extremely limited and costly, sometimes has other negative environmental factors, and is not always zoned for the intended use. Also, dispersing the rental housing away from existing Hialeah Housing Authority sites reduces operating and management efficiency. The Housing Authority has already purchased the site for this project, so this option was rejected.

**Alternative 3, “Construct a building with more stories and a smaller footprint”** would have a negligible reduction of impervious surface and slope from an elevated building pad. Zoning requirements and construction costs were factors that limited the building height. Additionally, a taller building would require deeper footers and elevator foundations, necessitating de-watering and creating another negative impact. This option was rejected.

**Alternative 4, “No Action Alternative”** would result in a continued shortage of safe, decent, sanitary, accessible, appropriate and affordable rental housing for low income elderly residents. This option was also rejected.

The City has reevaluated the alternatives to the Proposed Project in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988, are available for public inspection, review and copying upon request.

This activity will have no significant floodplain impacts for the following reasons: the site contains only 1.73 acres, was previously developed, and would be redeveloped by another owner if this project did not materialize. There may be a slight increase in human exposure to flooding as a result of the project, for residents who move from a location that is not in a floodplain, but many potential residents may already be living in floodprone areas. Exposure to flooding inside the building will not be increased due to the floor level being 2' above the flood level, and would be eliminated for those residents who are currently at risk in their present homes. There will be no indirect impact from the proposed improvements on the floodplain. The area surrounding the project is fully developed, so any minor increase in demand for goods and services would not result in increased development. Normal stormwater drainage will be retained/treated/discharged through the City's stormwater drainage system which is maintained by the City/Miami-Dade County.

### **Finding of No Significant Impact**

The City has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required.

### **Public Comments**

Any individual, group, or agency may submit written comments on the ERR to the above address, attn. Annette Quintana, Director of Grants and Human Services Department. All comments must be received within fifteen days after the date of publication of this notice. Comments will be considered prior to the City requesting a release of funds. Comments should specify which notice they are addressing.

### **Request for Release of Funds**

On or about **April 17, 2017** the City will submit a request to HUD for the release of HOME grant funds to undertake the project. Prior to submission, all comments received will be considered.

The City certifies to HUD that Carlos Hernandez, in his capacity as Mayor, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City to use the CDBG funds.

### **Objections to Release of Funds**

HUD will accept objections to its release of funds and the City's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City; (b) the City has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures at 24 CFR Part 58, Sec. 58.76 and shall be addressed to the HUD Miami Field Office, Brickell Plaza Federal Building, 909 SE First Avenue, Room 500, Miami, FL 33131-3028. Potential objectors should contact the City to verify the actual last day of the objection period.

Carlos Hernandez, Mayor  
Environmental Certifying Official